090.0	0002	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,900 /	731,900
					USE VALUE:	731,900 /	731,900
					ASSESSED:	731,900 /	731,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANIELS CARA J
Owner 2:	
Owner 3:	
Street 1:	40 CRAWFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DANIELS CARA J -
Owner 2:	CHERNICKY DARREN WAYNE -
Street 1:	58 FAIRMONT ST
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02139

NARRATIVE DESCRIPTION

This parcel contains 9,582 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Asbestos Exterior and 1554 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9582.000	236,200	500	495,200	731,900
Total Card	0.220	236,200	500	495,200	731,900
Total Parcel	0.220	236,200	500	495,200	731,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.98 | /Parcel: 470.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 57627

GIS Ref

GIS Ref

Insp Date 11/07/18

!7298!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,700	500	9,582.	495,200	732,400	732,400	Year End Roll	12/18/2019
2019	101	FV	195,100	0	9,582.	502,300	697,400	697,400	Year End Roll	1/3/2019
2018	101	FV	195,100	0	9,582.	375,000	570,100	570,100	Year End Roll	12/20/2017
2017	101	FV	195,100	0	9,582.	339,600	534,700	534,700	Year End Roll	1/3/2017
2016	101	FV	195,100	0	9,582.	325,400	520,500	520,500	Year End	1/4/2016
2015	101	FV	184,800	0	9,582.	275,900	460,700	460,700	Year End Roll	12/11/2014
2014	101	FV	184,800	0	9,582.	261,800	446,600	446,600	Year End Roll	12/16/2013
2013	101	FV	184,800	0	9,582.	249,000	433,800	433,800		12/13/2012

PRINT

Date	Time
12/10/20	21:56:58

LAST REV

Date	Time
07/11/19	15:50:59

apro

PAT ACCT. 7298

USER DEFINED

Prior Id # 1:	57627
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANIELS CARA J,	60940-195		1/10/2013	Estate/Div	1	No	No		
BROWNE DUNCAN H	54756-128		5/28/2010		442,000	No	No		
DOHERTY MARY T	31013-139		12/24/1999		258,900	No	No	4	
	12129-433		12/20/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
12/10/2008	Meas/Inspect	294	PATRIOT
3/25/2000	Inspected	276	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9582		Sq. Ft.	Site		0	70.	0.74	5									495,221						495,200	

Total AC/HA: 0.21997 | Total SF/SM: 9582 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 495,221 | Spl Credit | Total: 495,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	4 - Below Avg.		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32567573
Const Adj.:	0.87479174
Adj $ / SQ:	144.961
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342288
Depreciation:	106109
Depreciated Total:	236178

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

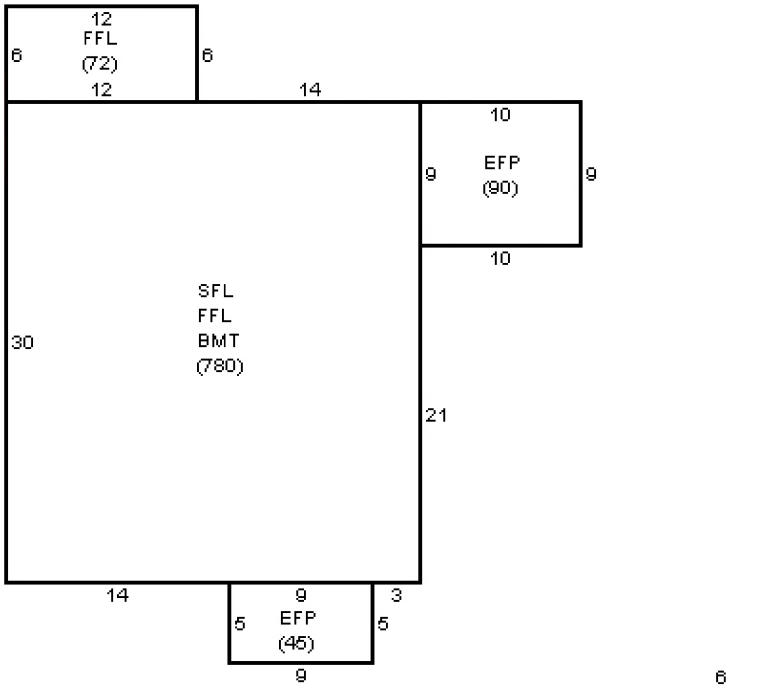
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	144.96
Special Features:	0	Val/Su Net:	95.67
Final Total:	236200	Val/Su SzAd	151.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	852	144.960	123,507
BMT	Basement	780	43.490	33,921
SFL	Second Floor	702	144.960	101,763
EFP	Enclos Porch	135	41.460	5,597
	Net Sketched Area:	2,469	Total:	264,788
Size Ad	1554	Gross Are	2547	FinArea 1554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

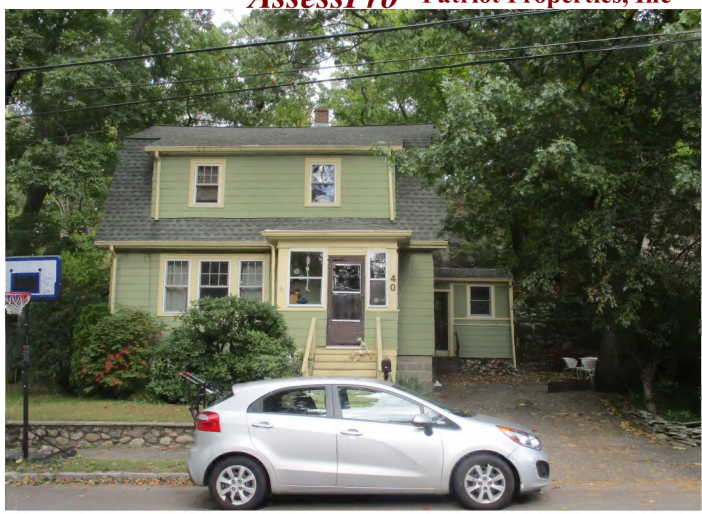
SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	2000	6.00	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc